

City Council
Atlanta, Georgia

05- 0 -1112

AN ORDINANCE
BY: ZONING COMMITTEE

Z-05-43
Date Filed: 5-10-05

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **653, 665, 677, 689, 701 and 711 Longleaf Drive, N.E.**, be changed from R-3 (Single-family Residential) District to the PD- H (Planned Development Housing) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 44 of the 17th District, Fulton County, Georgia by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District", and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

LAND DESCRIPTION

ALL that tract or parcel of land, lying and being in Land Lot 44 of the 17th Land District, Fulton County, Georgia, containing 2.97159 acres of land, more or less, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING commence at the southeast corner of the intersection of the east right-of-way line of North Stratford Road (a 50' right-of-way) and the south right-of-way line of Longleaf Drive (a 50' right-of-way); thence proceed along the southerly right-of-way line of Longleaf Drive North 85°44'13" East, 445.00 feet to an iron pin found and the TRUE POINT OF BEGINNING; thence continuing along the southerly right-of-way of Longleaf Drive the following eight (8) courses: North 85°44'13" East, 110.00 feet to an iron pin found; thence North 85°44'13" East, 1.81 feet to an iron pin found; thence 108.01 feet along the arc of a curve to the right having a radius of 827.78 feet, chord bearing of North 89°28'31" East and a chord distance of 107.94 feet to an iron pin found; thence 120.00 feet along the arc of a curve to the right having a radius of 729.58 feet, a chord bearing of South 82°04'29" East and a chord distance of 119.86 feet to an iron pin found; thence 139.78 feet along the arc of a curve to the right having a radius of 729.58 feet, chord bearing of South 71°52'27" East and a chord distance of 139.57 feet to an iron pin found; thence 104.53 feet along the arc of a curve to the right having a radius of 771.39 feet, a chord bearing of South 62°30'12" East and a chord distance of 104.45 feet to a point; thence South 58°37'16" East, 25.43 feet to an iron pin found; thence South 58°37'16" East, 109.72 feet to an iron pin found; thence leaving the southerly right-of-way of Longleaf Drive and running South 31°27'27" West, 200.01 feet to an iron pin found; thence North 58°28'08" West, 109.87 feet to an iron pin found; thence North 58°28'08" West, 100 feet to an iron pin found; thence North 58°28'08" West, 102.60 feet to an iron pin found; thence South 85°33'01" West, 90.32 feet to an iron pin found; thence South 85°51'42" West, 109.99 feet to an iron pin found; thence South 85°40'50" West, 109.70 feet to an iron pin found; thence North 00°17'38" East, 199.66 feet to an iron pin found on the southerly right-of-way of Longleaf Drive and the TRUE POINT OF BEGINNING.

Said tract or parcel of land is more particularly shown on that certain survey entitled "Topographic Survey of Property in Land Lot 44, 17th District, Fulton County, Georgia", prepared by Watts & Browning Engineers, Inc., bearing the seal and certification of V. T. Hammond, Georgia Registered Land Surveyor No. 2554, dated February 15, 2000, and last revised May 13, 2003, which said survey is by this reference incorporated herein and made a part hereof.

2-05-43

